



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-P-00289
Date Received: 4/29/13
Commission/Civic: None
Existing Zoning: RR Application Accepted by: L. Reiss Fee: \$315.00
Comments: 7/23/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Add a ⁴³² ~~380~~ sq. ft. garage to existing home that would exceed code #3332.38 maximum of 720 sq. ft. total garage size. By 216 sq. ft.

LOCATION

1. Certified Address Number and Street Name 662 Garrett Drive
City Columbus State OH Zip 43214
Parcel Number (only one required) 010-116433

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Richard and Ann Ralston
Address 662 Garrett Drive City/State Columbus, OH Zip 43214
Phone # 614-580-0399 Fax # 614-221-4100 Email rickralston@hotmail.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00289
662 Garrett Drive

One Stop Shop Zoning Report Date: Mon Apr 29 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 662 GARRETT DR COLUMBUS, OH

Mailing Address: 6100 ROCKSIDE WDS BLVD N
INDEPENDENCE, OH 44131

Owner: RALSTON RICHARD J RALSTON ANN M

Parcel Number: 010116433

ZONING INFORMATION

Zoning: 698, Residential, RR

effective 2/18/1957, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

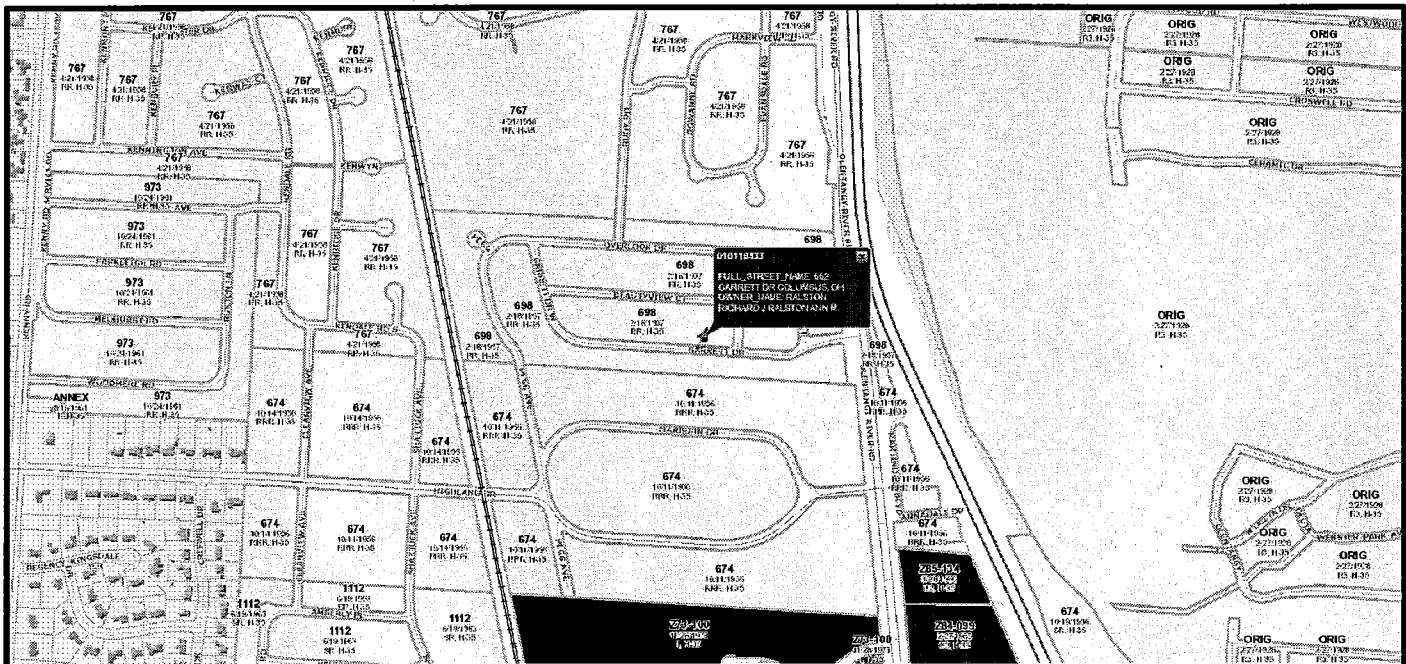
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME _____
of (1) MAILING ADDRESS _____
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY _____
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Richard and Ann Ralston

662 Garrett Drive

Columbus, OH 43214

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Richard Ralston

614-580-0399

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
Mary L. Sweeney; 676 Garrett Drive; 676 Garrett Drive, Columbus, OH 43214

Barbara A. Nelson; 669 Beautyview Court; 669 Beautyview Court, Columbus, OH 43214

Alfred S. Cooper, 657 Beautyview Court; 657 Beautyview Court, Columbus, OH 43214

Roger Schenck; 645 Beautyview Court; 645 Beautyview Court, Columbus, OH 43214

Mary A. Haney; 650 Garrett Drive; 650 Garrett Drive, Columbus, OH 43214

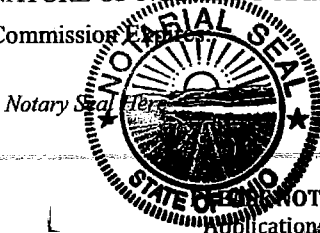
☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12 day of FEBRUARY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____



GLEN E BRICH
Notary Public
In and for the State of Ohio

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Property Owner

Richard and Ann Ralston
662 Garrett Drive
Columbus, OH 43214

Surrounding Property Owners

Mary L. Sweeney
James M Sweeney III
676 Garrett Drive
Columbus, OH 43214

Bert A. Price III
Phillip B. Clark
688 Garrett Drive
Columbus, OH 43214

Barbara A. Nelson
669 Beautyview Court
Columbus, OH 43214

Alfred S. Cooper
657 Beautyview Court
Columbus, OH 43214

Roger Schenck
645 Beautyview Court
Columbus, OH 43214

Mary H Haney
650 Garrett Drive
Columbus, OH 43214

William & Patricia Hunter
657 Garrett Drive
Columbus, OH 43214

Pamela Laycock
671 Garrett Drive
Columbus, OH 43214

James & Margaret Tippet
150 Piedmont Road
Columbus, OH 43214

William & Pamela Welch
679 Beautyview Court
Columbus, OH 43214

William Drake
645 Garrett Drive
Columbus, OH 43214



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STATEMENT OF HARDSHIP

13310-00289

662 Garrett Drive

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

My profession requires me to drive a service van. This van requires a 16' width to park and allow the opening of the doors. Current zoning will only allow a garage of 9.5' width to be added. This request is being made to allow a garage width of 18' to be added.

Signature of Applicant

Date

4-24-13

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17.85' 5' EASEMENT

57.24' 5' EASEMENT

NEW CONCRETE PAD

EXISTING GARAGE 40' X 24'

NEW CONCRETE DRIVE

15' X 24' (NEW 50' GARAGE ADDITION)

5' X 20' EASEMENT

30' BUILDING LINE

5' STORM SEWER EASEMENT

180.00'

190.00'

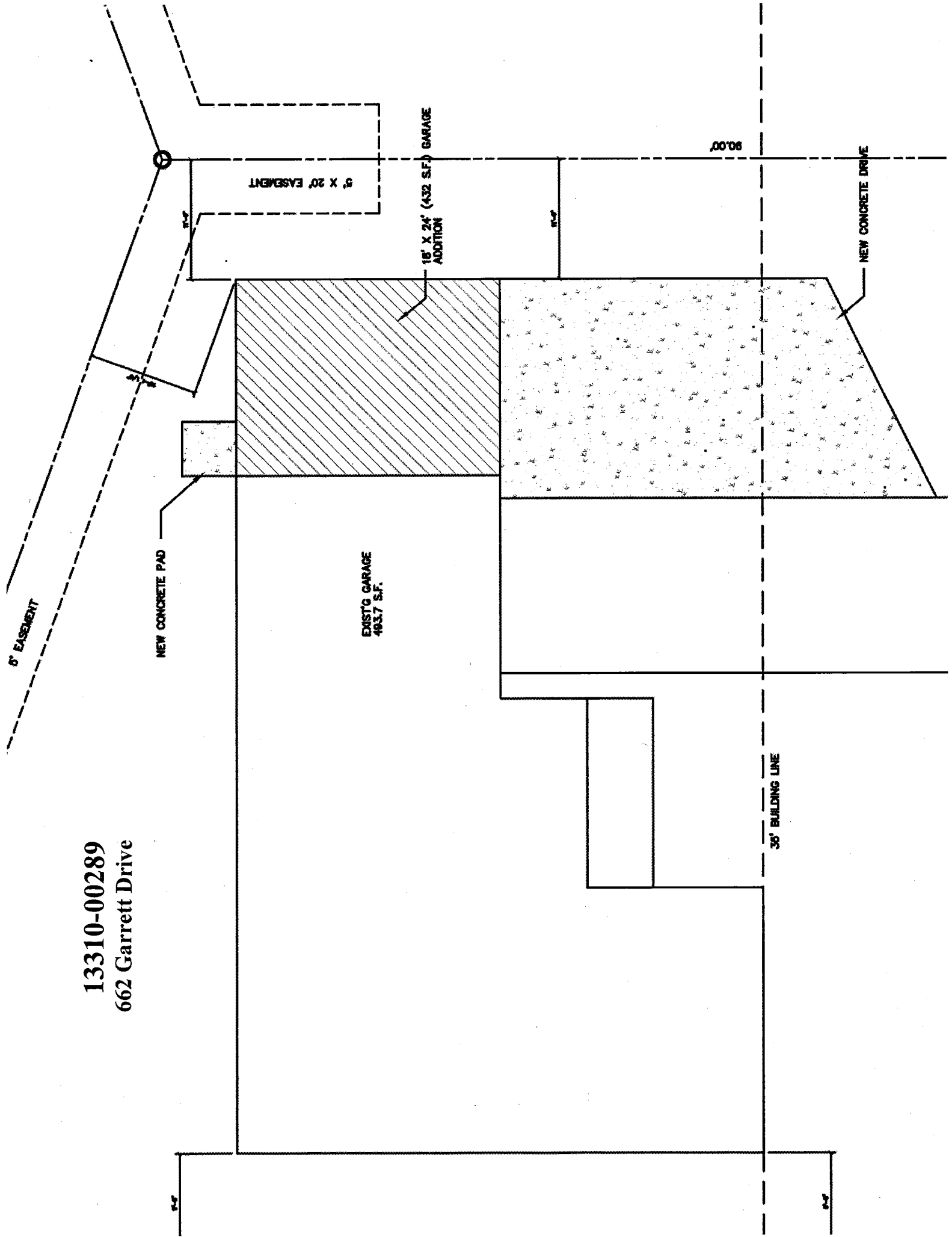
**2 WORKING DAYS
BEFORE YOU DIG**

**CALL TOLL FREE 800-362-2764
AND UTILITIES PROTECTION SERVICE**

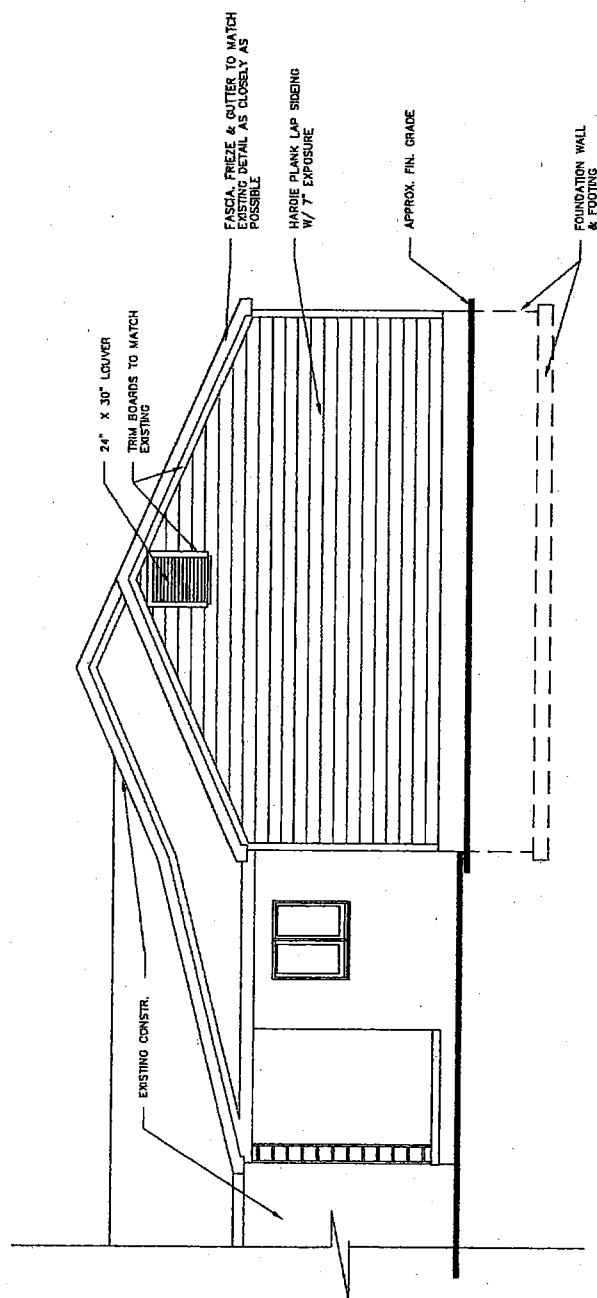
a garage addition to
RALSTON RESIDENCE
662 GARRETT DR.
COLUMBUS, OHIO 43214



13310-00289
662 Garrett Drive

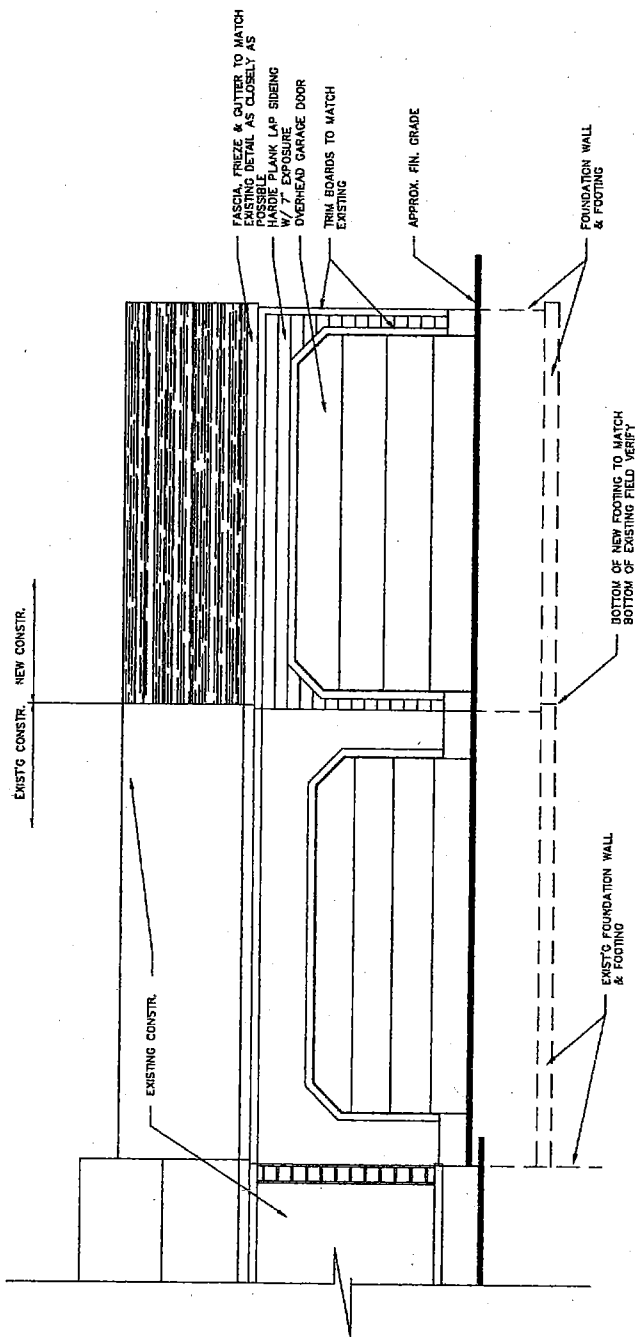


13310-00289
662 Garrett Drive



PARTIAL SIDE ELEVATION

1/4" = 1'-0"



PARTIAL FRONT ELEVATION



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010116433

Project Name: SINGLE FAMILY HOME

House Number: 662

Street Name: GARRETT DR

Lot Number: 128

Subdivision: BEAUTY VIEW ADDITION

Work Done: REMODEL

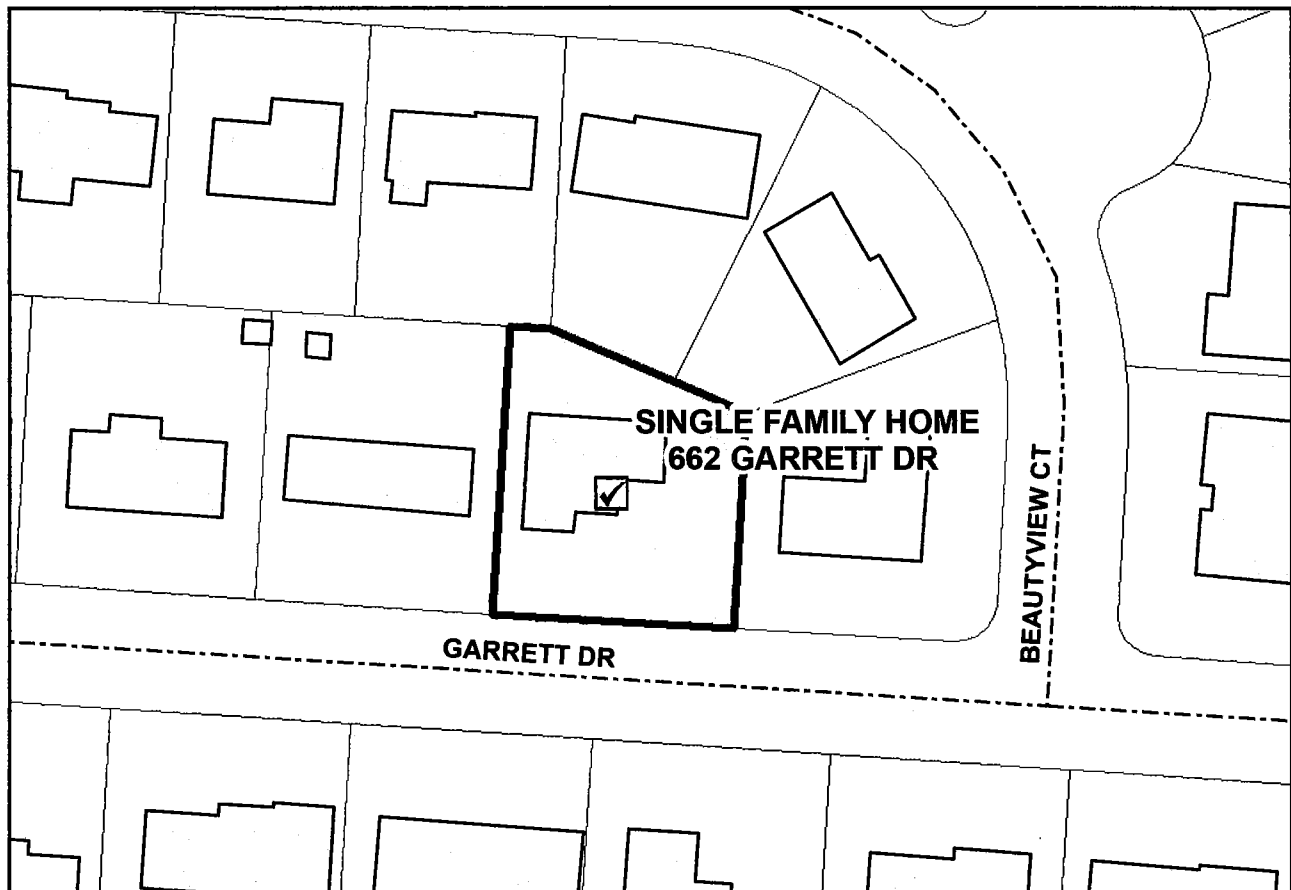
Complex: BEAUTY VIEW

Owner: RALSTON RICHARD J & ANN M

Requested By: RICHARD RALSTON

Printed By: *Phil J. Smith*

Date: 4/12/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 233180

Real Estate / GIS Department



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-00289

STATE OF OHIO
COUNTY OF FRANKLIN

662 Garrett Drive

Being first duly cautioned and sworn (NAME) Richard J. Ralston

of (COMPLETE ADDRESS) 662 Garrett Drive, Columbus, OH 43214

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Richard and Ann Ralston

662 Garrett Drive, Columbus, OH 43214

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24 day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

12.14.15

Notary Seal Here



NAHID TAJ
Notary Public, State of Ohio
My Commission Expires Dec. 14, 2015
Recorded in Franklin County

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